



CITY OF CHARLESTON BOARD OF ZONING APPEALS – SITE DESIGN

MEETING RESULTS

SEPTEMBER 6, 2023

5:00 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: Joel Adrian, Amanda Barton, Kelvin M. Huger, Ruthie Ravenel,
Jeff Webb

STAFF MEMBERS PRESENT: Eric Schultz, Lee Batchelder, Alison Craig

A. Review of Minutes and Deferred Applications from Previously Advertised BZA-SD Agendas

1. Review of Minutes from the July 5, 2023 Meeting

DECISION: APPROVED

MOTION: Approve

MADE BY: Jeff Webb SECOND: Ruthie Ravenel VOTE: FOR: 4 AGAINST: 0

NOTES: Amanda Barton abstained.

2. 290 Albemarle Road

Albemarle | TMS # 421-12-00-003 | Zoned: SR-1 (S)

Request a variance from Sec 54-327 to allow the removal of two grand trees.

Request a variance from Sec 54-347 to allow a reduced landscape buffer width.

Owner: Porter-Guad School

Applicant: ADC Engineering, Inc.

DECISION: APPROVED

MOTION: Approval with conditions recommended by staff

MADE BY: Ruthie Ravenel SECOND: Amanda Barton VOTE: FOR: 3 AGAINST: 1
(Kelvin Huger voted against)

NOTES: Jeff Webb recused.

STAFF RECOMMENDATIONS & CONDITIONS:

Approval:

1. Must plant 59 caliper inches of native canopy trees on the school campus.
2. Must use 4' chain-link fence as tree protection barricades.

3. Must have a consulting arborist develop a tree preservation plan for the trees to be preserved on the perimeter of the building site.
 4. Must develop an appropriate landscape plan for the front of the chapel as it relates to the front campus entry gates.
 5. Must provide a landscape plan for both TRC and DRB staff review and approval.
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B. New Applications

1. 700 Enterprise Boulevard

Cainhoy Peninsula | TMS # 271-00-01-035 | Zoned: GB

Request a variance from Sec 54-327 to allow the removal of one grand tree.

Owner: Woodfield Acquisitions, LLC

Applicant: SeamonWhiteside

DECISION: APPROVED

MOTION: Approval with conditions recommended by staff

MADE BY: Jeff Webb SECOND: Amanda Barton VOTE: FOR: 5 AGAINST: 0

NOTES:

STAFF RECOMMENDATIONS & CONDITIONS:

Approval:

1. Must plant 21 caliper inches of native canopy trees on the project site.
 2. Must preserve trees #1 and 2 and have arborist develop a preservation plan.
 3. Must use 4' chain-link fence as tree protection barricades.
 4. Must implement the consulting arborist's tree preservation plan and provide documentation of the orders being carried out.
 5. Must provide a landscape plan for both TRC and DRB staff review and approval.
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2. 3530 Maybank Highway

Johns Island | TMS #279-00-00-067 | Zoned: LB

Request a variance from Sec 54-347 to allow parking in a portion of a required landscape buffer.

Request a variance from Sec 54-343 to reduce the required perimeter landscaping requirements.

Owner: Hayes Park Development, LLC

Applicant: Forsberg Engineering & Surveying, Inc.

DEFERRED

3. 3496 Shelby Ray Court

West Ashley | TMS # 306-00-00-135 | Zoned: GB

Request a variance from Sec 54-327 to allow the removal of 3 grand trees.

Owner: CVVF Charleston, LLC

Applicant: National Veterinary Associates

DECISION: APPROVED

MOTION: Approval with conditions recommended by staff

MADE BY: Amanda Barton SECOND: Ruthie Ravenel VOTE: FOR: 5 AGAINST: 0

NOTES:

STAFF RECOMMENDATIONS & CONDITIONS:

Approval:

1. Must plant 57.75 caliper inches of native canopy trees on the project site.
2. Must use 4' chain-link fence as tree protection barricades.
3. Must maintain the Live ok (green circle) at the landscape buffer interface.
4. Must have a Certified Arborist prune and treat all protected and grand trees within 25' of any construction.
5. Must provide a landscape plan for both TRC and DRB staff review and approval.

4. Fairchild Street

Daniel Island | TMS # 275-00-00-269 | Zoned: DI-TC

Request a variance from Sec 54-327 to allow the removal of 21 grand trees.

Request a special exception from Sec 54-327 to allow the removal of two grand trees.

Owner: Holder Properties, Inc.

Applicant: Cranston

DEFERRED
